



# CITY OF LONG BEACH

Department of Planning and Building

333 West Ocean Blvd. – Seventh Floor - Long Beach, CA 90802

(562) 570-6194 – FAX (562) 570-6068

## AGENDA

### ZONING ADMINISTRATIVE HEARING

MONDAY, DECEMBER 5, 2005

2:00 PM – SEVENTH FLOOR – CONFERENCE ROOM

CAROLYNE BIHN, ZONING ADMINISTRATOR

### CONSENT CALENDAR

1. **Case No. 0510-16 (SV, LCDP)** **5530 The Toledo**  
**Project Planner: Steven Valdez**  
**Council District: 3**

Relocated second story addition over renovated garage with the following variance request: Front yard setback of 1'6", instead of the required 8' in the R-1-S Zoning District.

#### **ACTION:**

2. **Case No. 0410-27 (SV, LCDP)** **2401 Ocean Blvd**  
**Project Planner: Jayme Mekis**  
**Council District: 3**

Allow the construction of a new single family residence with a 624 square foot secondary housing unit (granny flat) instead of a granny flat with no more than 414 square feet and a 924 square foot garage instead of not more than 700 square foot garage.

#### **ACTION:**

3. **Case No. 0511-19 (SV)** **2400 East Wardlow Road**  
**Project Planner: Lynette Ferenczy**  
**Council District: 5**

Request for a 69'0" wide curb cut on Wardlow Road (instead of not more than 24'0" wide) in conjunction with parking lot improvements and entry landscaping.

#### **ACTION:**

## REGULAR AGENDA

- 4. Case No. 0508-32 (SV) 211 East Roosevelt Street**  
**Project Planner: Monica Mendoza**  
**Council District: 8**

Request for a 590 sq. ft. addition with the following code exceptions: 1) 4' feet side yard setback (instead of 6'); and 2) 10'-6" rear yard setback (instead of 30').

**ACTION:**

- 5. Case No. 0510-31 (SV) 1410 Bryant Drive East**  
**Project Planner: Derek Burnham**  
**Council District: 3**

1) Garage size of 1,024 square feet (instead of not more than 700 square feet); and 2) New driveway not leading to a legal parking space.

**ACTION:**

- 6. Case No. 0511-05 (AUP, LCDP) 5708 East 2<sup>nd</sup> Street**  
**Project Planner: Jayme Mekis**  
**Council District: 3**

Allow the establishment of a personal training studio with spa, massage and cosmetic care.

**ACTION:**

- 7. Case No. 0511-11 (SV, LCDP) 5600 East Ocean Blvd**  
**Project Planner: Steven Valdez**  
**Council District: 3**

Applicant is requesting permission to remodel an existing single family dwelling by adding a 1,432 square foot second floor with the following code exceptions: 1) Rear setback of 4', instead of the required 8'; and 2) Garage setback of 6" inches from property line, instead of 20'.

**ACTION:**